# ASPEN RIDGE

## Connect. Relax. Enjoy.

## Parcel AR & WW

City of Saskatoon
Saskatoon Land

saskatoonland.ca

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# Open Market Properties

Offers should be submitted in a sealed envelope clearly marked *"Purchase of Aspen Ridge Multi-Unit Parcels AR and WW"* and addressed to:

Sales Section
Saskatoon Land
200 4th Avenue North
Saskatoon SK S7K 0K1

Offers will be received until 2:00pm on **Thursday, October 15, 2026** for the following properties:

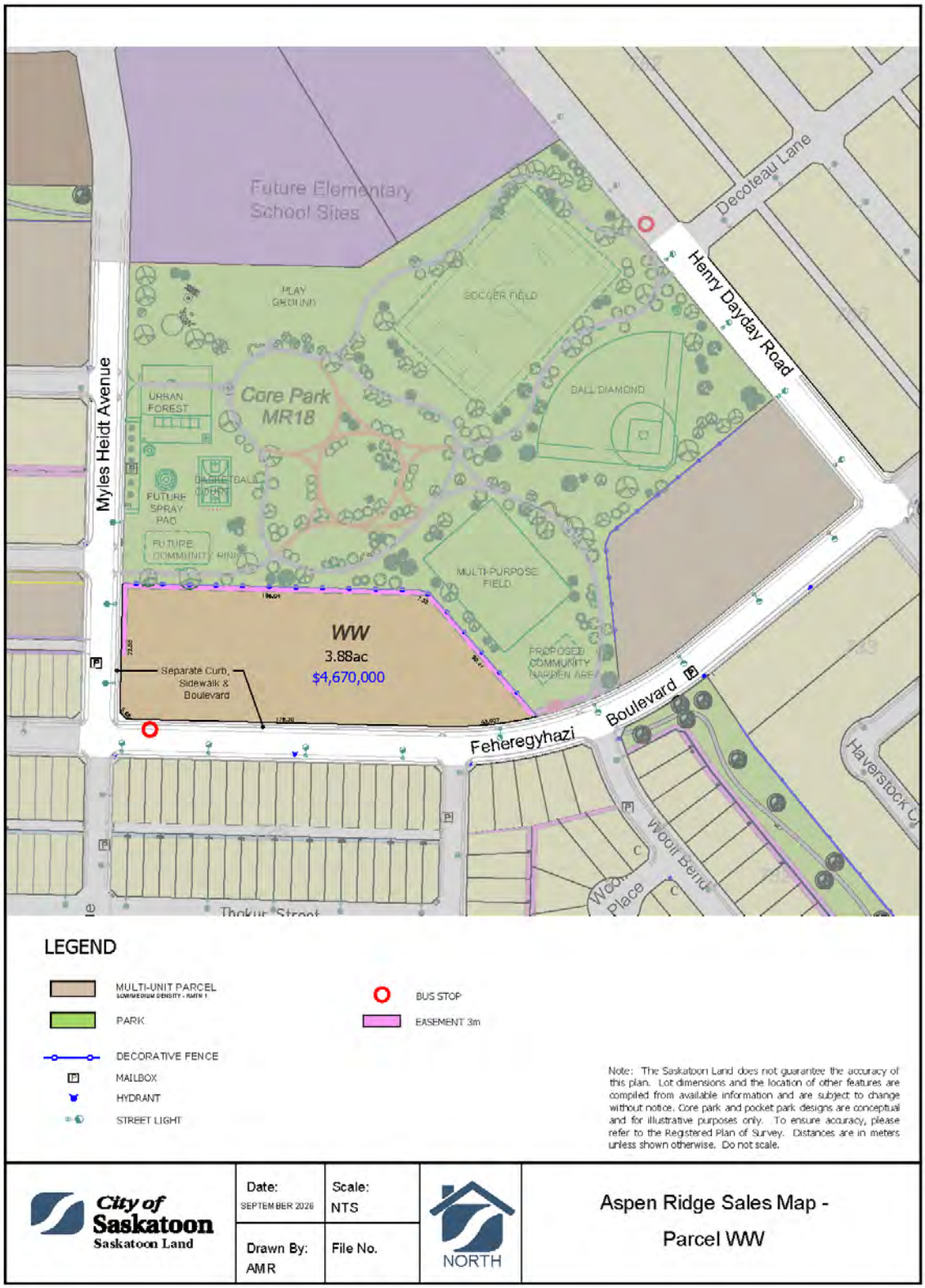
| | |
|---|---|
| Civic Address | To be Determined |
| Legal Address | Parcel AR, Plan 102469394 |
| ISC Parcel No. | 204177315 |
| Zoning District | RMTN |
| Site Area | 2.29 |
| List Price | $2,410,000.00 |

| | |
|---|---|
| Civic Address | To be Determined |
| Legal Address | Parcel WW, Plan 102444915 |
| ISC Parcel No. | 204129367 |
| Zoning District | RMTN1 |
| Site Area | 3.89 |
| List Price | $4,670,000.00 |

Please refer to the Purchaser Application Form (Attachment 1) and Document Checklist (Attachment 2) for the full list of required information.

*Figure 1: Land for Sale Parcel AR*

*Figure 2: Land for Sale Parcel WW*



# Purchase Process

## Step 1: Purchase Request

- Visit Saskatoon Land's website (www.saskatoonland.ca) to review property information.
- Contact Saskatoon Land at (306)975-LAND(5263) or land@saskatoon.ca with any questions or for further information.

## Step 2: Submission

- Submit the Purchaser Application Form (Attachment 1) and Document Checklist (Attachment 2) to Saskatoon Land.
- Ensure that your offer addresses all the terms and conditions outlined.

## Step 3: Review

- Offers are reviewed by Saskatoon Land.
- The successful applicant is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.

## Step 4: Approval

- The transaction is brought forward for corporate approval.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit of the purchase price is due within ten (10) days of offer acceptance.

## Step 5: Architectural Approval

- Proposed building permit plans will be reviewed by Saskatoon Land for compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts. The first submission must be received by Saskatoon Land within 8 weeks of offer acceptance.
- Proponents will have a total of 18 weeks from the date of offer acceptance to obtain final architectural approval from Saskatoon Land.

## Step 6: Agreement

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the purchaser. The Sale Agreement must be executed within 30 days of final negotiations.
- Final payment is due within sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the Vendor and the Purchaser.
- The purchaser may apply for required permits to begin construction upon receipt of payment in full and upon architectural approval by Saskatoon Land.

## Step 7: Closing Obligations

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.

# Architectural Controls

Building plans will be reviewed for consistency with Saskatoon Land's Multi-Unit Dwelling District Architectural Controls (https://www.saskatoon.ca/business-development/land-development/multi-unit-architectural-controls).

Purchasers must gain approval of architectural plans for any site from Saskatoon Land through an architectural control review process. Prior to plan preparation, or at any stage during plan development, Saskatoon Land staff are available to meet to view draft plans and discuss the architectural requirements.

From the date the purchaser has been notified, the purchaser must submit their draft plans to Saskatoon Land for Architectural Evaluation within eight (8) weeks.

Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two (2) weeks to review and comment on plans after any submission is made by the purchaser. After plans have been reviewed, a meeting with the purchaser will be arranged to discuss plan changes, if any, which may be required.

The final Architectural Evaluation and approval of the architectural controls by Saskatoon Land must be obtained by the purchaser within eighteen (18) weeks from the date the purchaser was first notified.

The purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is complete, the purchaser may apply for a Building Permit by providing the Building Standards Division with a copy of the building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the purchaser makes changes to their plans following approval from Saskatoon Land, a second approval will be required to ensure that the design still meets all architectural controls.

The architectural controls provide a framework for site planning and design to promote Saskatoon Land's vision for the area. It is strongly recommended that purchasers contact Saskatoon Land early in the design stage to avoid significant revisions at the building permit stage.

The following information is required for the Architectural Controls Evaluation:

1) A site plan to scale, showing buildings, roads, parking, loading, fences, and the landscaping concept;
2) Floor plans of all floors for each building to scale;
3) All exterior elevations of each building to scale indicating location of materials;
4) Building section of each building to scale indicating building height, roof slopes, and features; and
5) Specifications and colours for all exterior building materials of each building and for site development.

There will be no appeal process for purchasers who wish to challenge the decision of Saskatoon Land in its interpretation of the architectural controls.

Please note that Saskatoon Land's Architectural Controls are independent of the City of Saskatoon's development permit review processes which include a Zoning Bylaw conformance check. Questions regarding conformance to the City of Saskatoon's development permit requirements should be directed to the appropriate civic departments.

# Site Information

## Zoning

The parcels are zoned RMTN (Low-Medium Density Townhouse Residential) and RMTN1 (Medium Density Townhouse Residential) Districts in the City's Zoning Bylaw. Refer to Attachments 7 and 8 for further information, or the City of Saskatoon Digital Zoning Bylaw (Bylaw 9990) at https://digital-zoning-bylaw-citysaskatoon.hub.arcgis.com/.

Interested purchasers are advised to consult with the City of Saskatoon, Planning and Development Department at (306)975-2645 as to permitted uses and other details regarding applicable zoning provisions.

## Services

The purchase price includes all levies. Services are provided adjacent to the site and are typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the price and are the responsibility of the purchaser.

Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Saskatoon Water Department. The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their parcel to the back of the sidewalk and/or between the sidewalk and the curb in some locations.

## Easements

The purchaser is required to agree to grant the utility agencies any easements which may be required at no cost. Existing easements are identified in Attachments 4 and 7.

## Representation, Warranties and Environmental Conditions

The properties are being sold "as is". A Phase 1 Environmental Site Assessment (ESA) report for the community can be supplied to the purchaser upon request. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the expense of the purchaser.

## Parcel Access

Figures 1 and 2 show locations of roadway medians, roundabouts, proposed transit stops, streetlights, and fire hydrant locations that would restrict access. It is the purchaser's responsibility to visit the site and confirm existing infrastructure locations in the boulevards.

## Fencing

Parcel WW will have decorative aluminum fencing installed on property to separate the parcel from the neighbourhood core park which is detailed in Attachment 10. Gates will not be installed in the fence.

## Core Park Design

The Core Park Design shown on Figure 2 is conceptual and will change. The Aspen Ridge Core Park will be tendered for construction in 2026 and has a tentative completion date of 2028. Please contact Saskatoon Land to obtain a copy of the Core Park design once the tender is public. The Ministry of Education has awarded the design of the Aspen Ridge Elementary Schools to be started but a construction date for this project has not been determined.

## Possession

Possession of the site will not be granted until completion of the Architectural Evaluation. The purchaser will be granted possession of the parcel after payment in full has been received. Payment in full must be secured no later than 30 days after architectural plans have been approved or as agreed to in the Agreement for Sale.

The following outlines the conditions of possession:

- On or before the possession date, the purchaser will deliver to Saskatoon Land a certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.
- Property taxes will be adjusted at the possession date.
- Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

# Sale Agreement

The purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement within the prescribed period will be deemed in default of the terms of the Open Market Sales Approach and the deposit will be forfeited.

The purchaser will be granted possession of the property after payment in full (a certified cheque, bank draft or solicitor's trust cheque) has been received, title has transferred into the purchaser's name, and the Architectural Evaluation has passed. The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price. Property taxes will be adjusted as per the possession date.

Potential purchasers can make offers below or above the list price. Saskatoon Land will review all offers and contact interested parties that have been selected for further negotiation. If multiple offers are submitted for the same parcel, Saskatoon Land will continue negotiations with the party in compliance with the outlined conditions and with the highest presented offer, provided that the offer coincides with fair market value.

## Terms and Conditions

1) 10% deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
2) Closing Date is to be sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and the purchaser.
3) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
4) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
5) Development on these sites will be required to meet Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.
    a) Possession of the site will not be granted until completion of the Architectural Evaluation.
    b) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements which may be required by any or all of the said agencies at no cost.
6) Purchasers are required to demonstrate experience with completing multi-unit projects.

# Aspen Ridge Multi-Unit Residential Open Market Document Checklist

**To be considered, a submission must be completed and include the following:**

- [ ] Completed Purchaser Application Form (page 2).
- [ ] Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title (if applicable).
- [ ] Demonstrated experience in completing similar projects.
- [ ] The purchaser has read and acknowledges the Terms and Conditions identified for this property (page 3).

Please submit your completed Document Checklist and Purchaser Application to:

**Saskatoon Land**
200 4th Avenue N
Saskatoon, SK S7K 0K1
306.975.LAND | land@saskatoon.ca

All complete applications must be received by 2:00 p.m. Saskatchewan time on Thursday, October 15, 2026. Incomplete applications or applications received after this time will be disqualified.

City of Saskatoon
Saskatoon Land

# Aspen Ridge Multi-Unit Residential Open Market Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land for the City of Saskatoon. This application is for information purposes only and is not an offer or a contract or constitute an interest in land. The completion and submission of this application in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land.

Saskatoon Land will review the application and contact successful applicants for negotiations. Saskatoon Land, in its sole discretion, reserves the right to negotiate with only those parties it determines and to amend or abandon any property listing without accepting any applications. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval as well as the right to not enter into a sales agreement.

All properties are sold “as is”. No warranties or guarantees apply. All sales are subject to Administrative approval.

## Property Requested:

Legal Address: _____

Purchase Price Offered: _____

## Contact Information:

Name to appear on title: _____

Contact Person: _____

Telephone No: _____ Email Address: _____

Street Address: _____

City _____ Province _____ Postal Code _____

GST Registration No: _____

## Lawyer Information:

Lawyer’s Name: _____

Law Firm: _____

Telephone No: _____ Email Address: _____

Street Address: _____

City _____ Province _____ Postal Code _____

## Realtor Information (if applicable):

Realtor’s Name: _____

Brokerage: _____

Telephone No: _____ Email Address: _____

Street Address: _____

City _____ Province _____ Postal Code _____

City of Saskatoon
Saskatoon Land

# Aspen Ridge Multi-Unit Residential Open Market (Standard Terms) Sales Approach Terms & Conditions

**1. Deposit/Closing Date/Possession/Adjustment Date:**

(a) 10% deposit + GST (on the deposit amount) due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.

(b) Closing within sixty (60) days or as agreed to between the vendor and the purchaser.

**2. Conditions Precedent:**

(a) Approval of the sale by the Chief Financial Officer, City of Saskatoon.

**3. Special Terms and Conditions:**

(a) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.

(b) Development on these sites will be required to meet Saskatoon Land’s Architectural Controls for Multi-Unit Dwelling Districts and Development Controls where applicable.

(c) Possession of the site will not be granted until completion of the Architectural Evaluation as well as receipt of payment in full and title transfer.

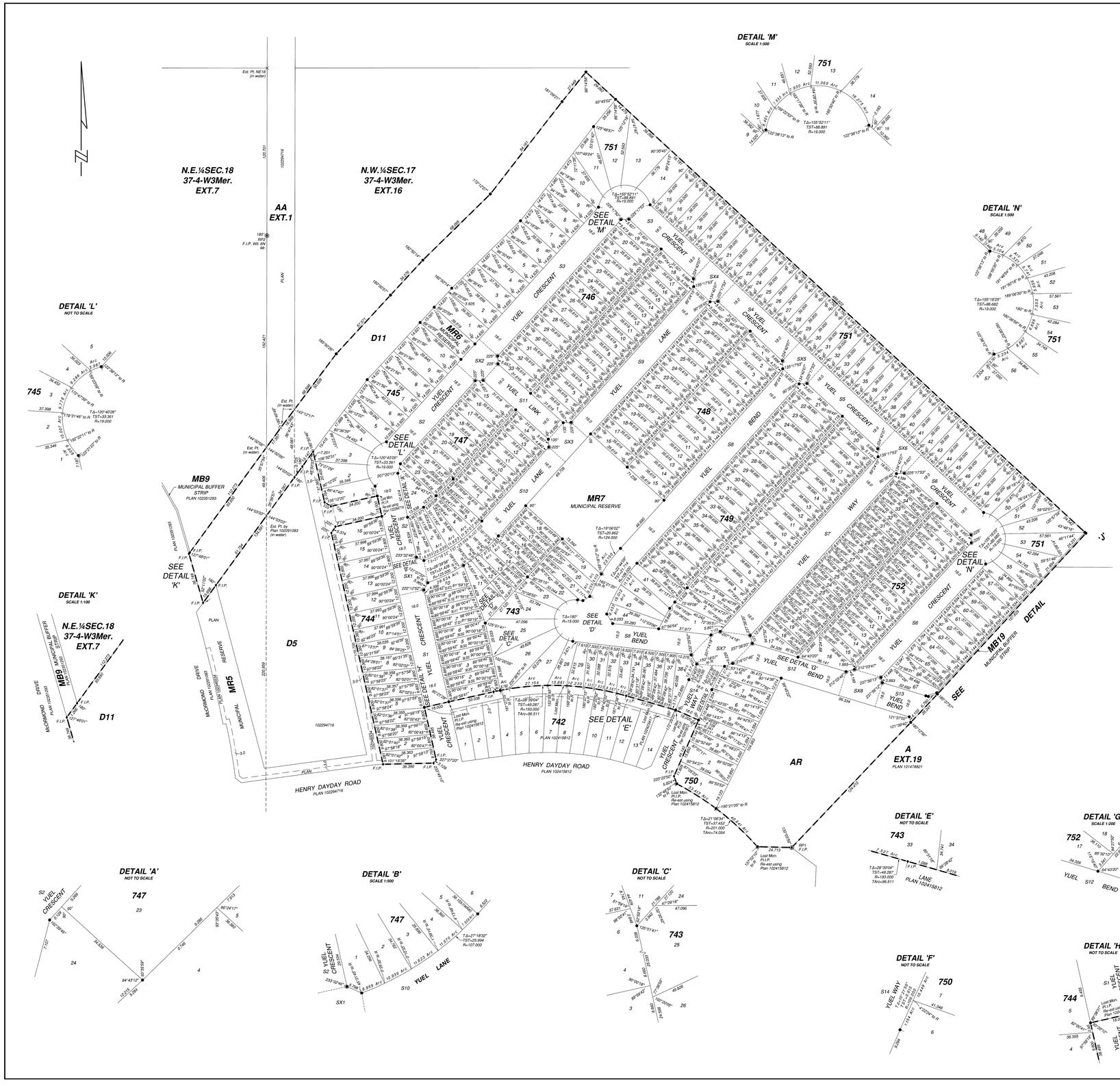
(d) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.

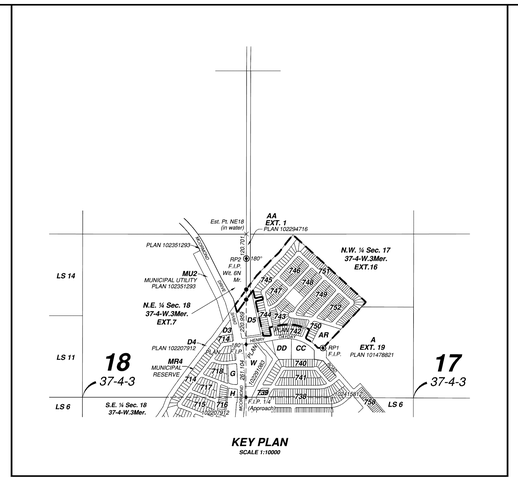
(e) Purchasers are required to demonstrate past experience with completing multi-unit projects. It is encouraged to highlight any of such experience with Saskatoon Land based purchases.

**I have read and accepted these terms.**

**Signature**: _____ **Date**: _____

PPS #102469394
Approved: 12-Nov-2025




# PLAN OF SURVEY

SHOWING

## SURFACE SUBDIVISION

OF PART OF

**PARCEL A - PLAN 101478821**

WITHIN

**N.W.¼ SEC.17-TWP.37-RGE.4-W.3Mer.,**

PART OF

**N.W.¼ SEC.17-TWP.37-RGE.4-W.3Mer.,**

PART OF

**PARCEL AA - PLAN 102294716**

BETWEEN **N.W.¼ SEC.17 & N.E.¼ SEC.18**

**TWP.37-RGE.4-W.3Mer.,**

AND PART OF

**N.E.¼ SEC.18-TWP.37-RGE.4-W.3Mer.**

**SASKATOON**

**SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

**DATE: AUGUST 2024 to JULY 2025**

SCALE 1:1000

**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS ..... ♦
STANDARD IRON POSTS PLANTED ARE SHOWN THUS ..... ♦
ESTABLISHED POINTS ARE SHOWN THUS ..... X
REFERENCE POINTS ARE SHOWN THUS ..... RP1 RP2
ALL LOT CORNERS NOT MARKED BY A STANDARD IRON POST ARE MARKED BY 0.2013 x 0.450 SMALL IRON POSTS.
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF 5002.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
RP COORDINATES WERE DERIVED ON AUGUST 1, 2024.

Meridian Surveys Ltd.
SASKPRINE,EELdwg
AB/DAR

PPS #102479788
Approved: 08-Apr-2026

# DESCRIPTIVE PLAN - TYPE 2

SHOWING

## FEATURE UTILITY RIGHT OF WAY

OF PART OF

**LOTS 1-38, BLOCK 743; LOTS 1-16, BLOCK 744;
LOTS 1-10, BLOCK 745; LOTS 1-33, BLOCK 746;
LOTS 1-24, BLOCK 747; LOTS 1-30, BLOCK 748;
LOTS 1-44, BLOCK 749; LOTS 1-8, BLOCK 750;
LOTS 1-67, BLOCK 751; LOTS 1-35, BLOCK 752;
MUNICIPAL RESERVES MR6 & MR7;
MUNICIPAL BUFFER STRIP MB19;
PARCELS D11 & AR
PLAN 102469394**

AND PART OF

**MUNICIPAL RESERVE MR5, PLAN 102294716**

ALL IN THE

**N.W.¼ SEC.17-TWP.37-RGE.4-W.3Mer.
CITY OF SASKATOON
SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

**DATE: JULY 31, 2025**

SCALE 1:1000

**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF
MONUMENTS FOUND ARE SHOWN THUS ..... ♦ RP1 ○ RP2
REFERENCE POINTS ARE SHOWN THUS ..... ○
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE
THE EXTENSIONS OF ALL PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN
WIDTH OF RIGHT OF WAY IS AS SHOWN
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS
RP COORDINATES WERE DERIVED ON AUGUST 1, 2024.

Meridian Surveys Ltd.
SA242936(DP2).dwg

SJS/GAR

D2 AREA GRADING

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| 10 | | | |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | ISSUED FOR CONSTRUCTION | 2024-MAY-22 | EDH |
| 2 | ISSUED FOR CONSTRUCTION | 2019-MAY-15 | STT |
| 1 | ISSUED FOR TENDER | 2019-FEB-04 | EDH |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

ENGINEERING LICENSEE
R. W. THOMAS
MEMBER 3627
SASKATCHEWAN
Jul 11, 2024
YR. MN. DAY
SEAL

CHECKED BY: Jack Quintal
Jul 11, 2024
DATE

CHECKED BY:
DATE

DRAWN BY
DATE

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE D2

AREA GRADING

DESIGN CONTOURS

CHIEF ENGINEER
Jul 11, 2024
DATE

SCALES : HOR. 1:2500 VERT.

SHEET NO.

PLAN NO. 113-0087-322r003

D2 AREA GRADING

LEGEND:

| | |
|---|---|
| −0.25 | CUT CONTOUR |
| 0.25 | FILL CONTOUR |
| 0.0 | 0.0 CUT/FILL CONTOUR |

NOTE:

1. CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "FINAL EMBANKMENT" (COS SURVEY) vs "PRELIMINARY DESIGN"

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---|---|---|---|---|---|---|
| FINAL Excavation vs 2024 AR D2 DESIGN - Extension_Fix | 1.000 | 1.000 | 84962.241sq.m | 10984.460 Cu. M. | 25331.582 Cu. M. | 14347.114 Cu. M.<Fill> |
| Totals | | | 84962.241sq.m | 10984.460 Cu. M. | 25331.582 Cu. M. | 14347.114 Cu. M.<Fill> |

CONST.

| | | | |
|---|---|---|---|
| 11 | | | |
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| 5 | | | |
| 4 | | | |
| 3 | ISSUED FOR CONSTRUCTION | 2024-MAY-22 | EDH |
| 2 | ISSUED FOR CONSTRUCTION | 2019-MAY-14 | STT |
| 1 | ISSUED FOR TENDER | 2019-FEB-04 | EDH |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

ENGINEERING LICENSEE
R. W. THOMAS
MEMBER 38527
Jul 11, 2024
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: Jack Quintal
Jul 11, 2024
DATE

CHECKED BY:
DATE

DRAWN BY
DATE

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE D2

AREA GRADING

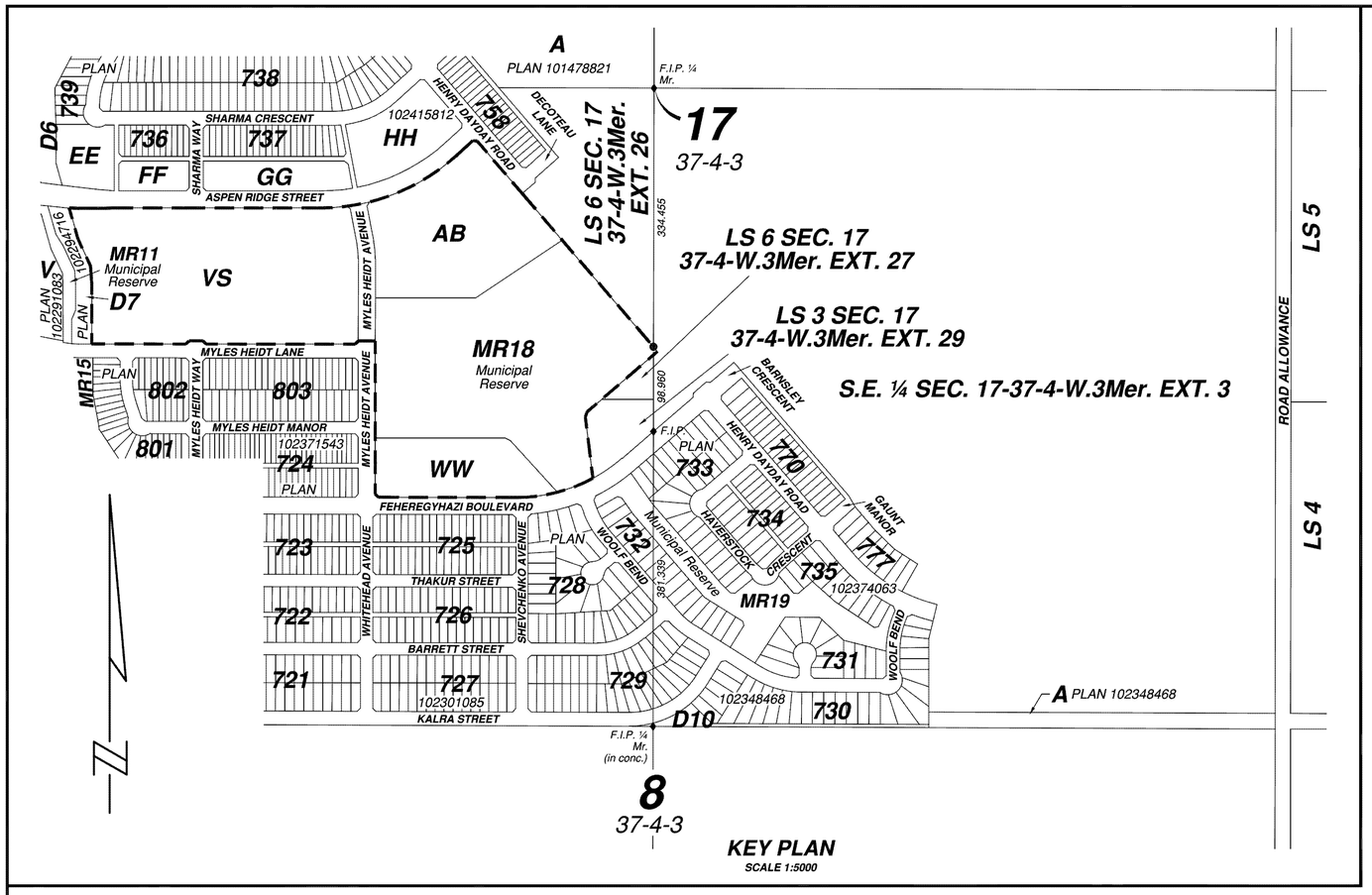
CUT & FILL CONTOURS

CHIEF ENGINEER
Jul 11, 2024
DATE

SCALES :
HOR. 1:2500
VERT.

SHEET NO.
PLAN NO. 113-0087-323r003

PPS #102444915
Approved: 23-Jan-2025




KEY PLAN
SCALE 1:5000

# PLAN OF SURVEY

SHOWING

## SURFACE SUBDIVISION

OF ALL OF

**LS 5 SEC.17-TWP.37-RGE.4-W.3Mer.**

OF PART OF

**LS 3 & 6 SEC.17-TWP.37-RGE.4-W.3Mer.**

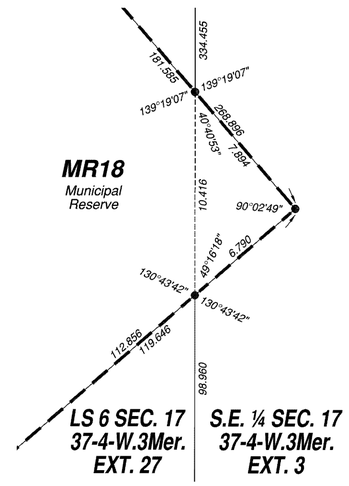
AND PART OF

**S.E. ¼ SEC.17-TWP.37-RGE.4-W.3Mer.**
**SASKATOON**
**SASKATCHEWAN**

BY: D.L. CODLING, S.L.S.

**DATE: JULY to NOVEMBER 2024**

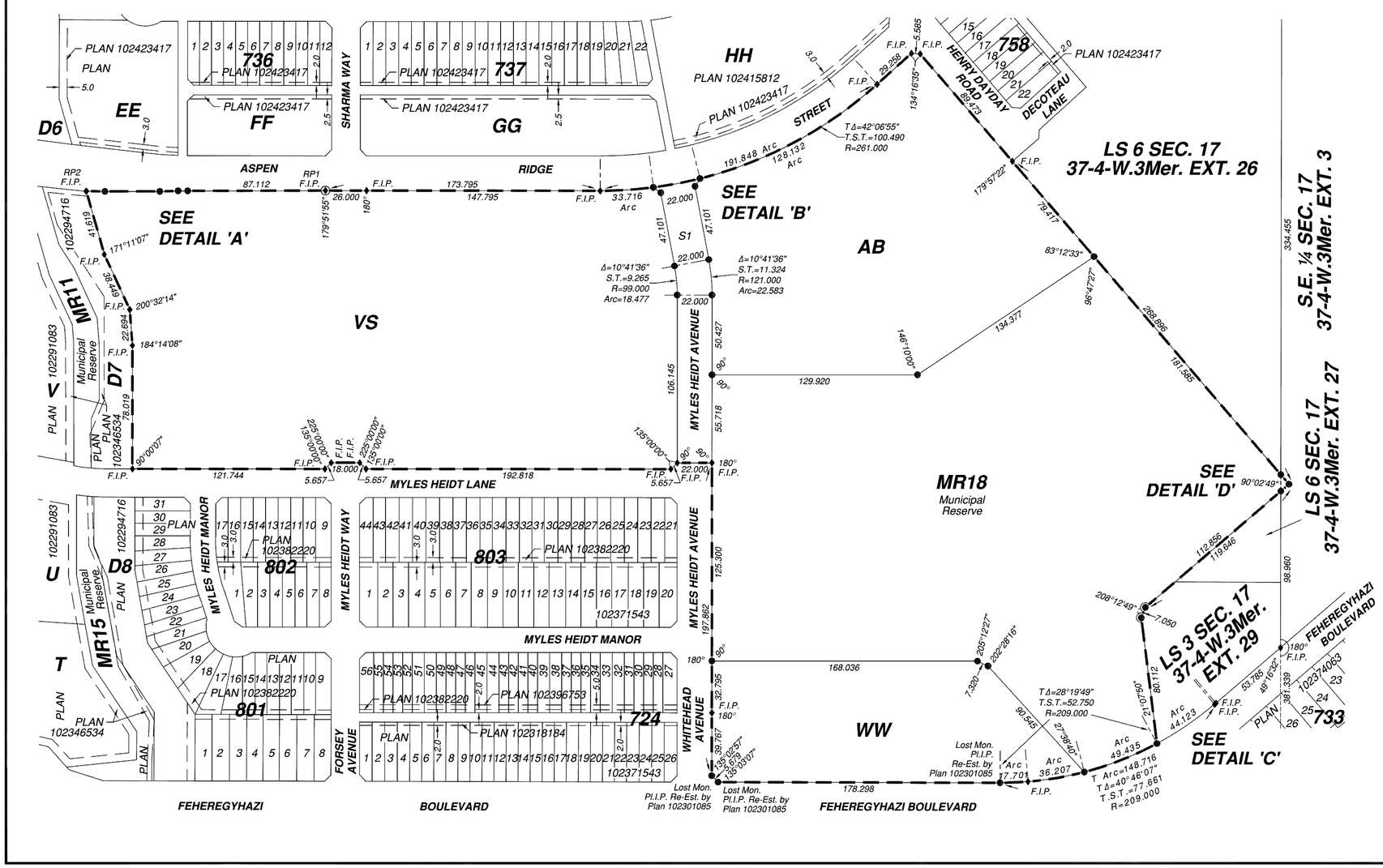
SCALE 1:2000

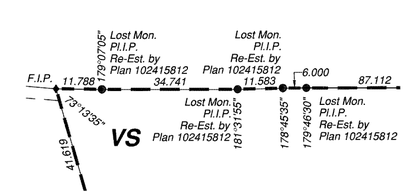



DETAIL 'D'
SCALE 1:200

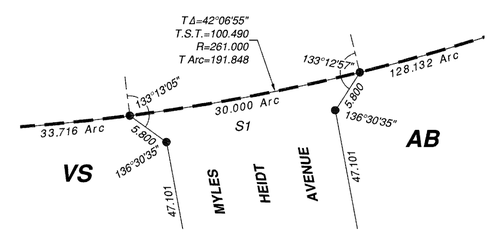
**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS . . . . . ♦
STANDARD IRON POSTS PLANTED ARE SHOWN THUS . . . . . ●
REFERENCE POINTS ARE SHOWN THUS . . . . . ○RP1 ○RP2
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF S002.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
RP COORDINATES WERE DERIVED ON JULY 22, 2024.

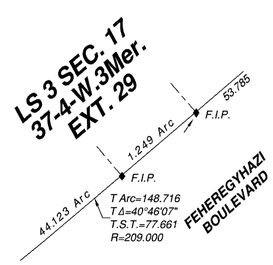



DETAIL 'A'
SCALE 1:1000




DETAIL 'B'
SCALE 1:500




DETAIL 'C'
SCALE 1:50

Meridian Surveys Ltd.
SA242937LEG.dwg

kmh/dlc

PPS #102463983
Approved: 21-Aug-2025

# DESCRIPTIVE PLAN - TYPE 2

SHOWING

## FEATURE UTILITY RIGHT OF WAY

IN

**PARCELS AB & WW**
**AND MUNICIPAL RESERVE MR18**
**PLAN 102444915**

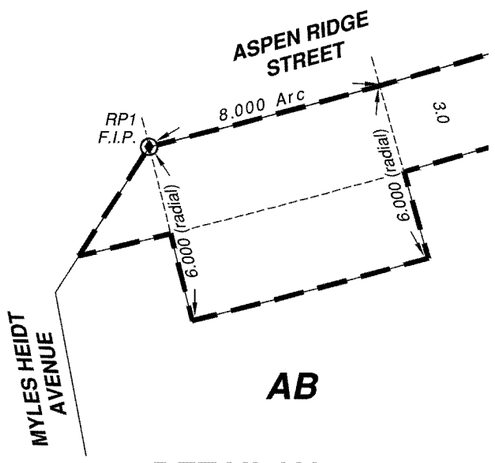
WITHIN

**S.W. ¼ SEC.17-TWP.37-RGE.4-W.3Mer.**
**SASKATOON**
**SASKATCHEWAN**

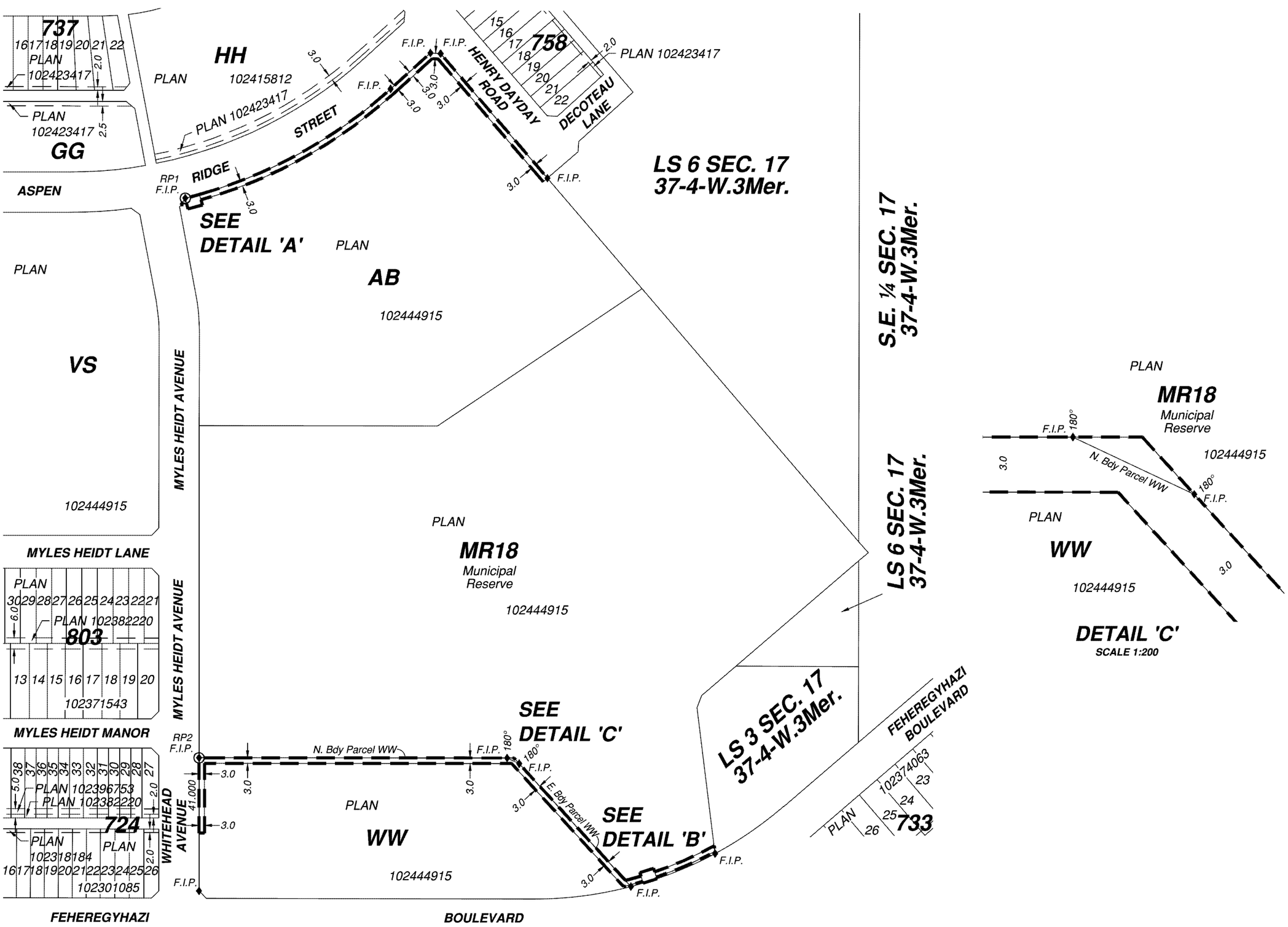
BY: D.L. CODLING, S.L.S.

**DATE: NOVEMBER 5th, 2024**

SCALE 1:2000




DETAIL 'A'
SCALE 1:200







DETAIL 'C'
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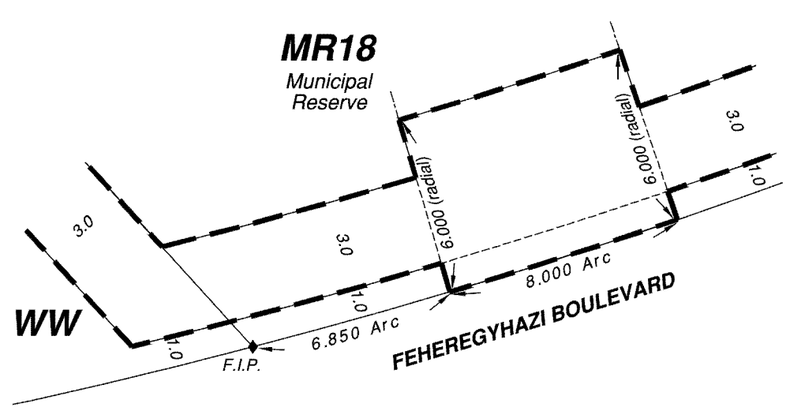


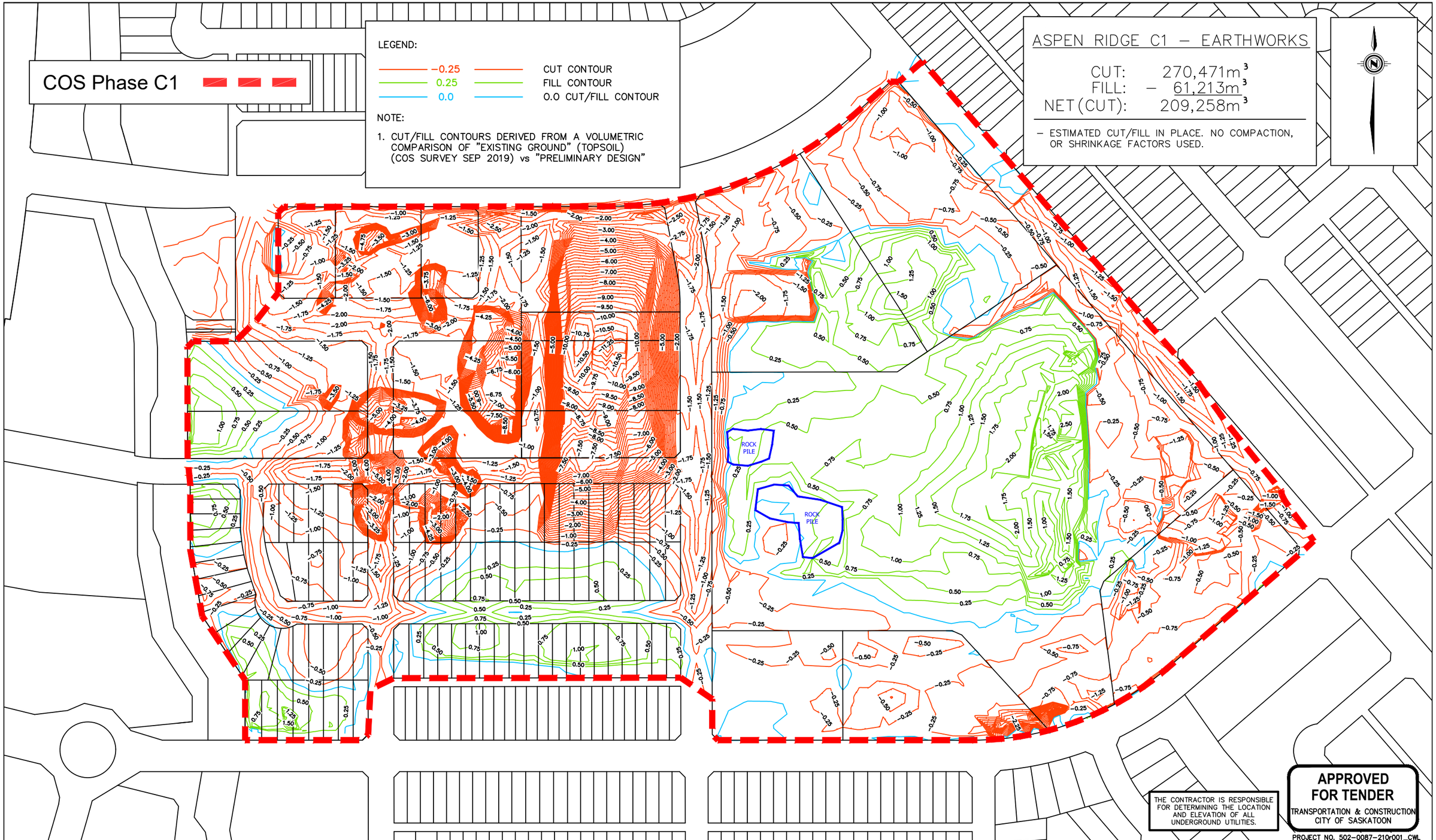

DETAIL 'B'
SCALE 1:200

**NOTES:**

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS . . . . . ♦
REFERENCE POINTS ARE SHOWN THUS . . . . . ○RP1 ○RP2
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
ALL PARCELS AFFECTED BY THIS FEATURE HAVE AN EXTENSION 0, UNLESS OTHERWISE SHOWN.
WIDTH OF RIGHT OF WAY IS 3.000 METRES, UNLESS OTHERWISE SHOWN.
DATUM USED: NAD83(CSRS)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
RP COORDINATES WERE DERIVED ON JULY 22, 2024.

Meridian Surveys Ltd.
SA242937DT2.dwg

gar/dlc




| | PLAN DESCRIPTION/REVISION | DATE | BY |
|---|---|---|---|
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| 10 | | | |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | PRELIMINARY | 2019-MAR-03 | EDH |

SEAL

CHECKED BY: DATE

CHECKED BY: DATE

DRAWN BY DATE

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE C1

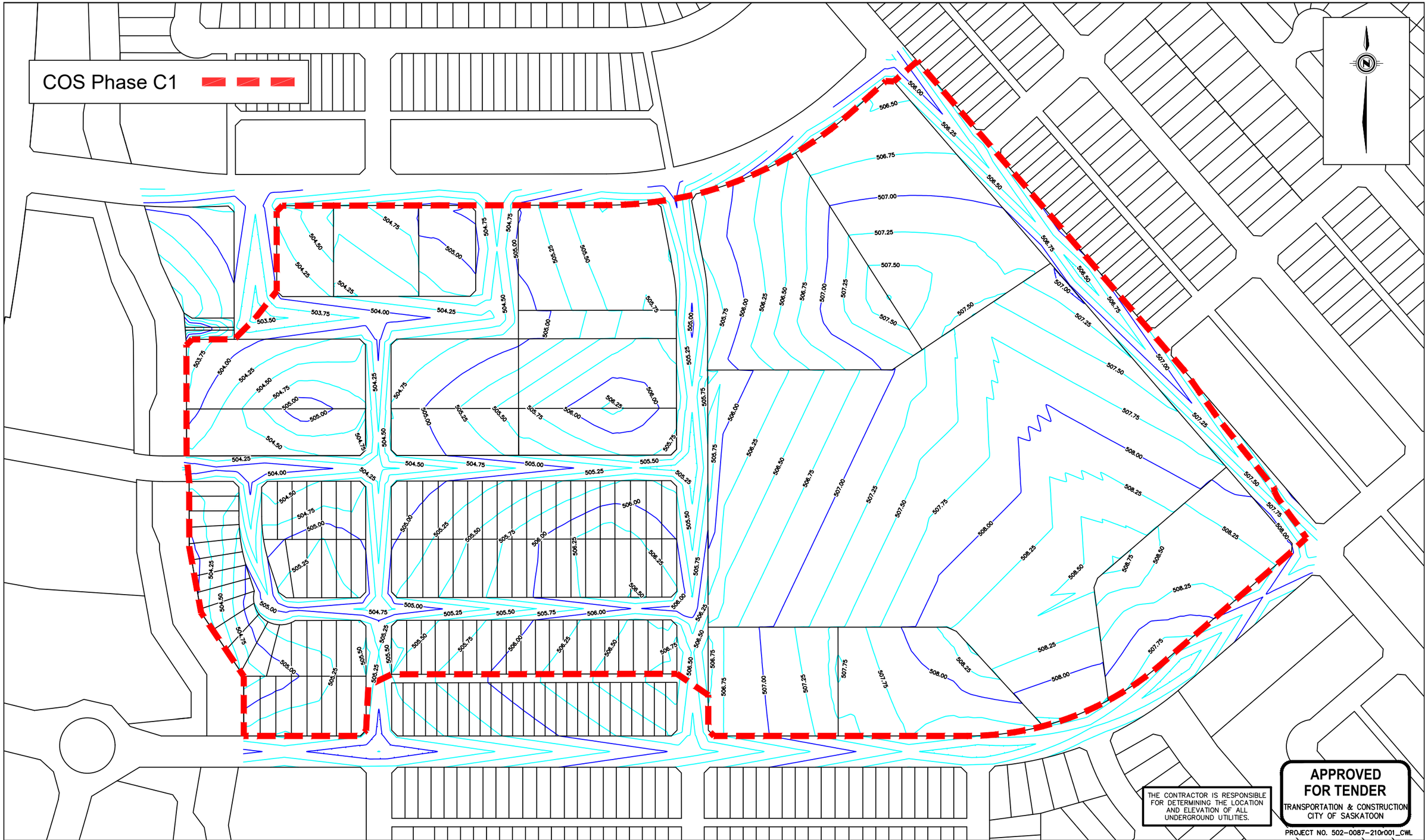
AREA GRADING

CUT & FILL CONTOURS

CHIEF ENGINEER DATE

SCALES : HOR. 1:2500 VERT. 1:2500

SHEET NO. PLAN NO. 113-0087-326r001

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| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | PRELIMINARY | 2019-MAR-03 | EDH |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY _____ DATE _____

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE LAND DEVELOPMENT PHASE C1

AREA GRADING

DESIGN CONTOURS

CHIEF ENGINEER _____ DATE

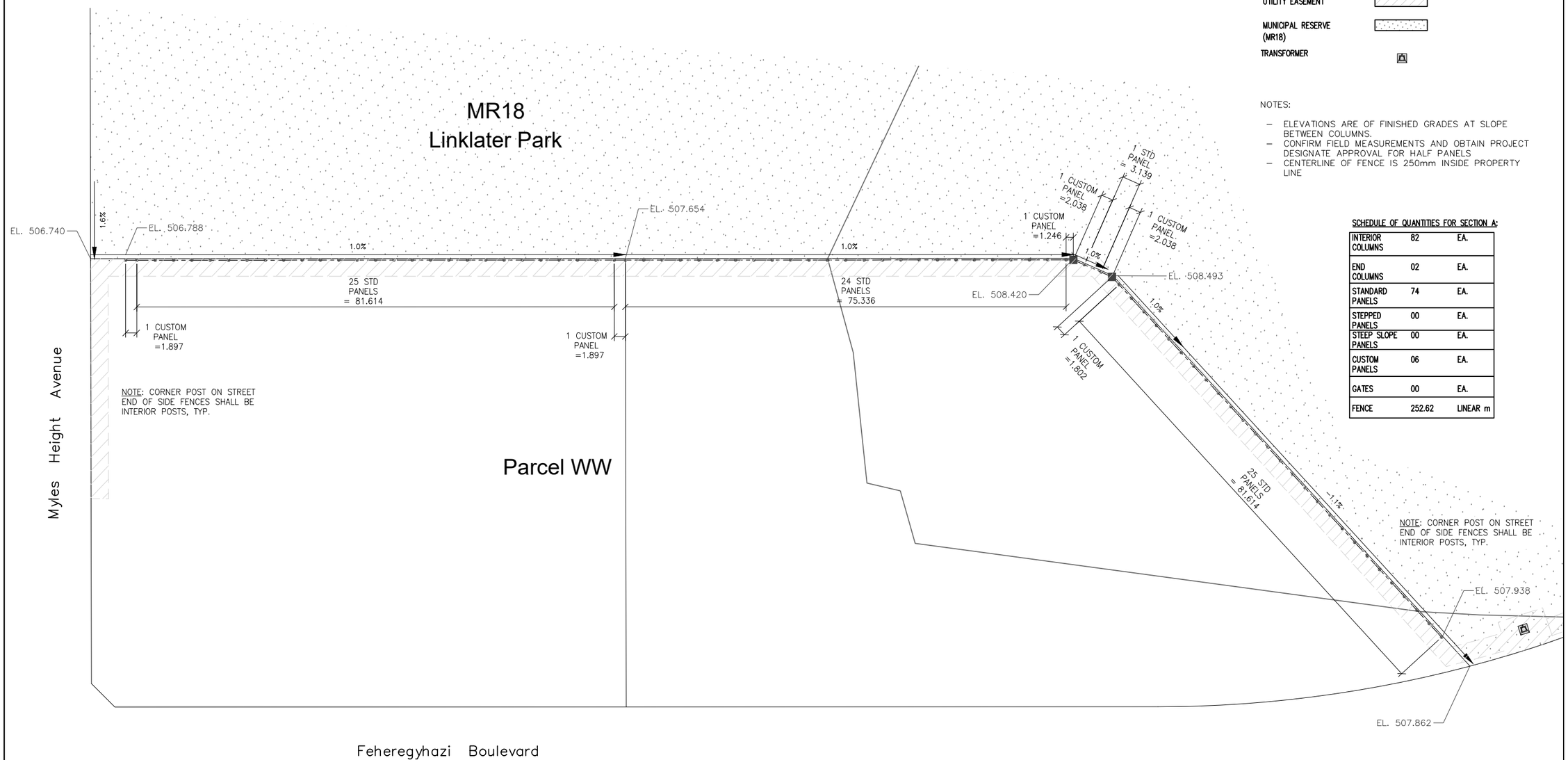
SCALES : HOR. 1:2500 VERT. 1:2500

SHEET NO.

PLAN NO. 113-0087-327r001

## FENCE SECTION A

SCALE: NTS




**LEGEND:**

- PILE & END COLUMN
- PILE & INTERIOR COLUMN
- PANEL
- UTILITY EASEMENT
- MUNICIPAL RESERVE (MR18)
- TRANSFORMER

NOTES:

- ELEVATIONS ARE OF FINISHED GRADES AT SLOPE BETWEEN COLUMNS.
- CONFIRM FIELD MEASUREMENTS AND OBTAIN PROJECT DESIGNATE APPROVAL FOR HALF PANELS
- CENTERLINE OF FENCE IS 250mm INSIDE PROPERTY LINE

**SCHEDULE OF QUANTITIES FOR SECTION A:**

| | | |
|---|---|---|
| INTERIOR COLUMNS | 82 | EA. |
| END COLUMNS | 02 | EA. |
| STANDARD PANELS | 74 | EA. |
| STEPPED PANELS | 00 | EA. |
| STEEP SLOPE PANELS | 00 | EA. |
| CUSTOM PANELS | 06 | EA. |
| GATES | 00 | EA. |
| FENCE | 252.62 | LINEAR m |

City of Saskatoon
Saskatoon Land

NORTH

ASPEN RIDGE CORE PARK MR5, 6, 7 & D11 FENCING CONTRACT
FENCE SECTION A

Date: MARCH 2025

Drawn By: AMR

Dwg No.: 05

## 8.8 RMTN – Townhouse Residential District

### 8.8.1 Purpose

The purpose of the RMTN district is to provide for comprehensively planned low to medium density MUDs in the form of street townhouses, dwelling groups and other building forms, as well as related community uses.

### 8.8.2 Permitted Uses

The permitted uses and minimum development standards in an RMTN district are set out in the following table:

| RMTN District | Minimum Development Standards (in Metres) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Site Width | Site Depth | Site Area ($m^2$) | Front Yard | Side Yard | Rear Yard Interior Site | Rear Yard Corner Site | Building Height (Max.) | Site Coverage (Max.) | Amenity Space Per Unit ($m^2$) |
| **8.8.2 Permitted Uses** | | | | | | | | | | |
| Accessory buildings and accessory uses | Refer to clause 5.1.2 | | | | | | | | | |
| Day cares, residential | Refer to clause 5.3.10 | | | | | | | | | |
| Dwelling groups | 30 | 30 | 900 | $6_9$ | $6_5$ | $6_5$ | $6_5$ | $10_8$ | $40\%_6$ | $9_4$ |
| Elementary and high schools | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | 11 | 40% | - |
| Garden and garage suites | Refer to clause 5.3.14 | | | | | | | | | |
| Homestays | Refer to clause 5.3.16 | | | | | | | | | |
| Keeping of up to two boarders in a dwelling unit | - | - | - | - | - | - | - | - | - | - |
| MUDs as part of a dwelling group | 30 | 30 | 900 | 6 | $6_5$ | $6_5$ | $6_5$ | $10_8$ | $40\%_6$ | 9 |
| MUDs containing five or more dwelling units | Refer to clause 5.3.19 | | | | | | | | | |
| OUDs | 7.5 | 30 | 225 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Parks | - | - | - | 6 | 6 | 6 | 6 | 8.5 | 10% | - |
| Residential care homes – type I | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Residential care homes – type II (on pre-designated site) | 15 | 30 | 450 | 6 | 1.5 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Secondary suites | Refer to clause 5.3.23 | | | | | | | | | |
| SDDs | 6 | 30 | 180 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Street townhouses | 6 | 30 | 180 | $6_7$ | $1.5_2$ | 7.5 | 7.5 | $10_8$ | $40\%_3$ | - |
| Townhouses as part of a dwelling group | 30 | 30 | 900 | $6_9$ | $6_5$ | $6_5$ | $6_5$ | $10_8$ | $40\%_6$ | 9 |
| TUDs | 15 | 30 | 450 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |

### 8.8.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMTN district are set out in the following table:

| RMTN District | Minimum Development Standards (in Metres) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Site Width | Site Depth | Site Area ($m^2$) | Front Yard | Side Yard | Rear Yard Interior Site | Rear Yard Corner Site | Building Height (Max.) | Site Coverage (Max.) | Amenity Space Per Unit ($m^2$) |
| **8.8.3 Discretionary Uses** | | | | | | | | | | |
| Ambulance stations | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | $10_8$ | 40% | - |
| Commercial schools | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | $11_8$ | 40% | - |
| Community centres | 6 | 30 | 180 | 6 | 6 | 6 | 6 | $10_8$ | 30% | - |
| Day care centres and preschools | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Independent schools | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | $11_8$ | 40% | - |
| Places of worship | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | $10_8$ | 40% | - |
| Residential care homes - type II | 15 | 30 | 450 | 6 | 1.5 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Short-term rental properties | Refer to clause 5.3.24 | | | | | | | | | |

## 8.8.4 Notes to Development Standards

1 For MUDs and townhouses, in dwelling groups, there shall be:

(a) not more than 18 dwelling units in a building;

(b) not more than 9 dwelling units side by side along any one building elevation.

2 No side yard shall be required for an attached street townhouse dwelling with two shared common walls.

3 Site coverage for street townhouses may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.

4 An amenity space with a minimum area of 90 square metres, or 9 square metres for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.

5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered entry, patio or deck, or three season room.

6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.

7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing a OUD, TUD, SDD and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.

8 The maximum building height in established neighbourhoods is 8.5 metres.

9 The front yard setback for a townhouse within a dwelling group that fronts onto a local street, as defined in the Saskatoon Transportation Master Plan and which has access to rear lane may be 3 metres. The rear lane may be either a public lane or a lane internal to the site.

### 8.8.5 Signs

The regulations governing signs in an RMTN district are contained in Appendix A - Sign Regulations.

### 8.8.6 Parking

(1) Except as provided in subclause (2), the regulations governing parking and loading in an RMTN district are contained in section 6.0.

(2) For OUDs, TUDs and SDDs, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

(3) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with clause 7.7.1 Landscaping Standards for Residential Districts and clause 7.7.2 Notes to Landscaping Standards for Residential Districts.

### 8.8.7 Landscaping

The regulations governing landscaping in an RMTN district are contained in section 7.0.

### 8.8.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

### 8.8.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an RMTN district are contained in clause 5.2.6.

## 8.9 RMTN1 – Medium Density Townhouse Residential District 1

### 8.9.1 Purpose

The purpose of the RMTN1 district is to provide for comprehensively planned medium density MUDs in the form of street townhouses, dwelling groups and other building forms, as well as related community uses.

### 8.9.2 Permitted Uses

The permitted uses and minimum development standards in an RMTN1 district are set out in the following table:

| RMTN1 District | Minimum Development Standards (in Metres) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Site Width | Site Depth | Site Area ($m^2$) | Front Yard | Side Yard | Rear Yard Interior Site | Rear Yard Corner Site | Building Height (Max.) | Site Coverage (Max.) | Amenity Space Per Unit ($m^2$) |
| **8.9.2 Permitted Uses** | | | | | | | | | | |
| Accessory buildings and accessory uses | Refer to clause 5.1.2 | | | | | | | | | |
| Day cares, residential | Refer to clause 5.3.10 | | | | | | | | | |
| Dwelling groups | 30 | 30 | 900 | $6_8$ | $6_5$ | $6_5$ | $6_5$ | 12 | $45\%_6$ | $9_4$ |
| Elementary and high schools | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | 12 | 40% | - |
| Garden and garage suites | Refer to clause 5.3.14 | | | | | | | | | |
| Homestays | Refer to clause 5.3.16 | | | | | | | | | |
| Keeping of up to two boarders in a dwelling unit | - | - | - | - | - | - | - | - | - | - |
| MUDs as part of a dwelling group | 30 | 30 | 900 | 6 | $6_5$ | $6_5$ | $6_5$ | 12 | $45\%_6$ | $9_4$ |
| MUDs containing five or more dwelling units | Refer to clause 5.3.19 | | | | | | | | | |
| OUDs | 7.5 | 30 | 225 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Parks | - | - | - | 6 | 6 | 6 | 6 | 8.5 | 10% | - |
| Residential care homes - type I | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | 12 | 40% | - |
| Residential care homes – type II (on pre-designated site) | 15 | 30 | 450 | 6 | 1.5 | 7.5 | 7.5 | 12 | $40\%_3$ | - |
| Secondary suites | Refer to clause 5.3.23 | | | | | | | | | |
| SDDs | 6 | 30 | 180 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |
| Street townhouses | $6_8$ | 30 | 180 | $6_7$ | $1.5_2$ | 7.5 | 7.5 | 12 | $40\%_3$ | - |
| Townhouses as part of a dwelling group | 30 | 30 | 900 | $6_8$ | $6_5$ | $6_5$ | $6_5$ | 12 | $45\%_6$ | $9_4$ |
| TUDs | 15 | 30 | 450 | $6_7$ | 0.75 | 7.5 | 7.5 | $10_8$ | 40% | - |

### 8.9.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMTN1 district are set out in the following table:

| RMTN1 District | Minimum Development Standards (in Metres) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Site Width | Site Depth | Site Area ($m^2$) | Front Yard | Side Yard | Rear Yard Interior Site | Rear Yard Corner Site | Building Height (Max.) | Site Coverage (Max.) | Amenity Space Per Unit ($m^2$) |
| **8.9.3 Discretionary Uses** | | | | | | | | | | |
| Ambulance stations | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | 12 | 40% | - |
| Commercial schools | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | 12 | 40% | - |
| Community centres | 30 | 30 | 900 | 6 | 6 | 6 | 6 | 12 | 40% | - |
| Day care centres and preschools | 6 | 30 | 180 | 6 | 1.5 | 7.5 | 7.5 | 12 | 40%[3] | - |
| Independent schools | 15 | 30 | 450 | 6 | 3 | 7.5 | 4.5 | 12 | 40% | - |
| Places of worship | 30 | 30 | 900 | 6 | 3 | 7.5 | 4.5 | 12 | 40% | - |
| Residential care homes - type II | 15 | 30 | 450 | 6 | 1.5 | 7.5 | 7.5 | 12 | 40%[3] | - |
| Short-term rental properties | Refer to clause 5.3.24 | | | | | | | | | |

### 8.9.4 Notes to Development Standards

1 For MUDs and townhouses, in dwelling groups:

(a) each dwelling shall have primary access directly to the outside;

(b) there shall be not more than 18 dwelling units in a building;

(c) there shall be not more than nine dwelling units side by side along any one building elevation.

2 No side yard shall be required for an attached street townhouse dwelling with two shared common walls.

3 Site coverage for street townhouses may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.

4 An amenity space with a minimum area of 90 square metres, or 9 square metres for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.

5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered entry, patio or deck, or three season room.

6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.

7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing OUDs, TUDs, SDDs and street townhouses which front onto a local street or service road as defined in the Saskatoon

Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.

8 The front yard setback for a townhouse within a dwelling group that fronts onto a local street, as defined in the Saskatoon Transportation Master Plan and which has access to rear lane may be 3 metres. The rear lane may be either a public lane or a lane internal to the site.

### 8.9.5 Signs

The regulations governing signs in an RMTN1 district are contained in Appendix A - Sign Regulations.

### 8.9.6 Parking

(1) Except as provided in subclause (2), the regulations governing parking and loading in an RMTN1 district are contained in section 6.0.

(2) For OUD's, TUD's and SDD's parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

(3) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with clause 7.7.1 Landscaping Standards for Residential Districts and clause 7.7.2 Notes to Landscaping Standards for Residential Districts.

### 8.9.7 Landscaping

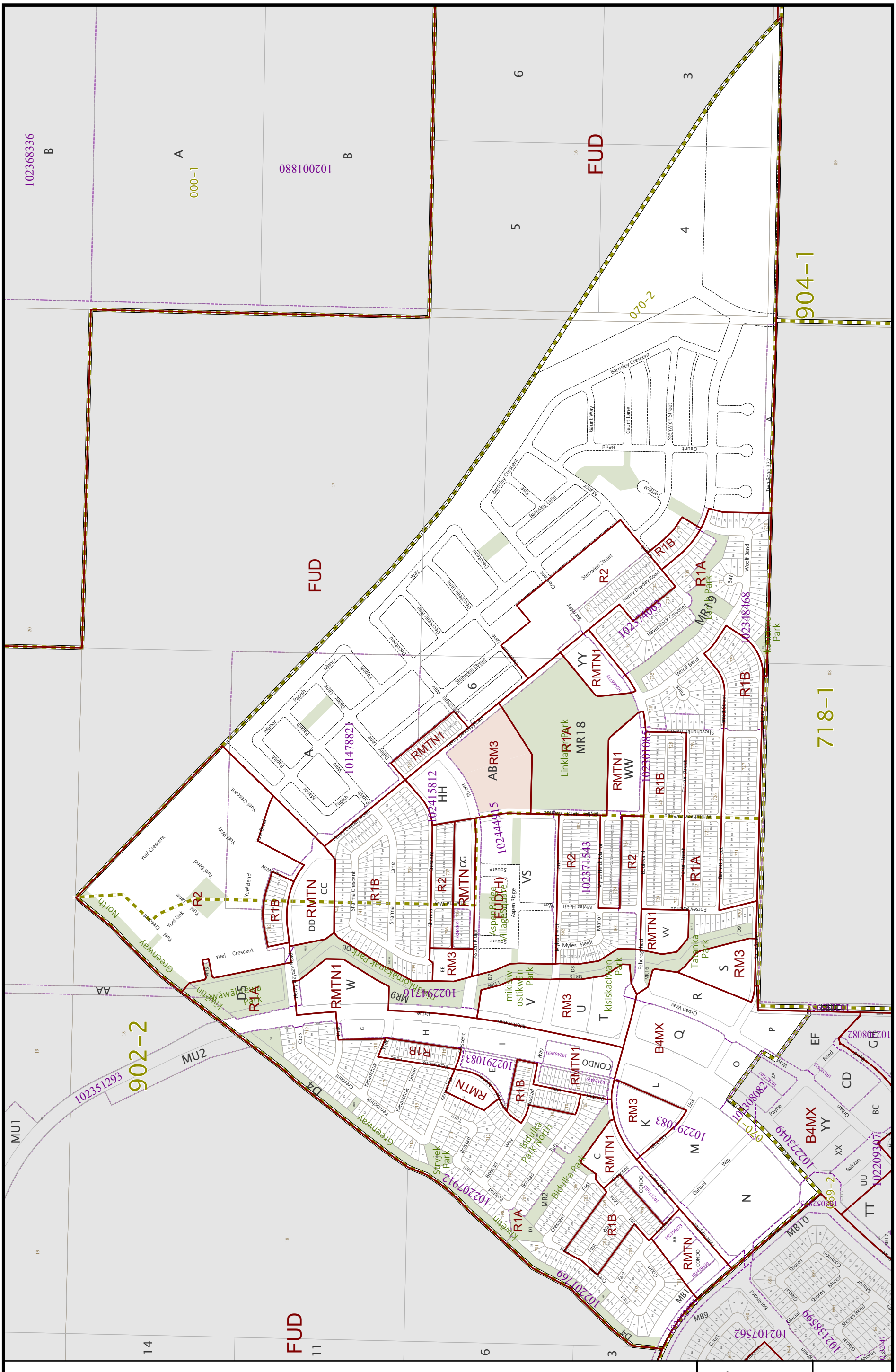
The regulations governing landscaping in an RMTN1 district are contained in section 7.0.

### 8.9.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUD's and TUD's, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

### 8.9.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an RMTN1 district are contained in clause 5.2.6.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Barnsley Crescent
Stehwien Street
Henry Dayday Road
Haverstock Crescent
Woolf Bend
Twin Road 372
Yuel Crescent
Greenway
Kiwetin
Aspen Ridge
Village Square
Bidulka Park
Bidulka Park North
Stryjek Park
Tapanka Park
Myles Heldt
Sharma Crescent
Kenaschuk
Bolstad
Dattani
Baltzan
Payne
Orban Way
Urban Way
Shores Bend
Glacial
Common
Boulevard
Manor
Papish
Dayley Lane
Decoteau
Bay
Rise
Terrace
Gaunt Way
Gaunt Lane
Gaunt Bend
Gaunt Crescent
Barnsley Lane
Barnsley Crescent
Stehwien Street
Henry Dayday Road
Haverstock Crescent
Woolf Bend
Twin Road 372
Yuel Crescent
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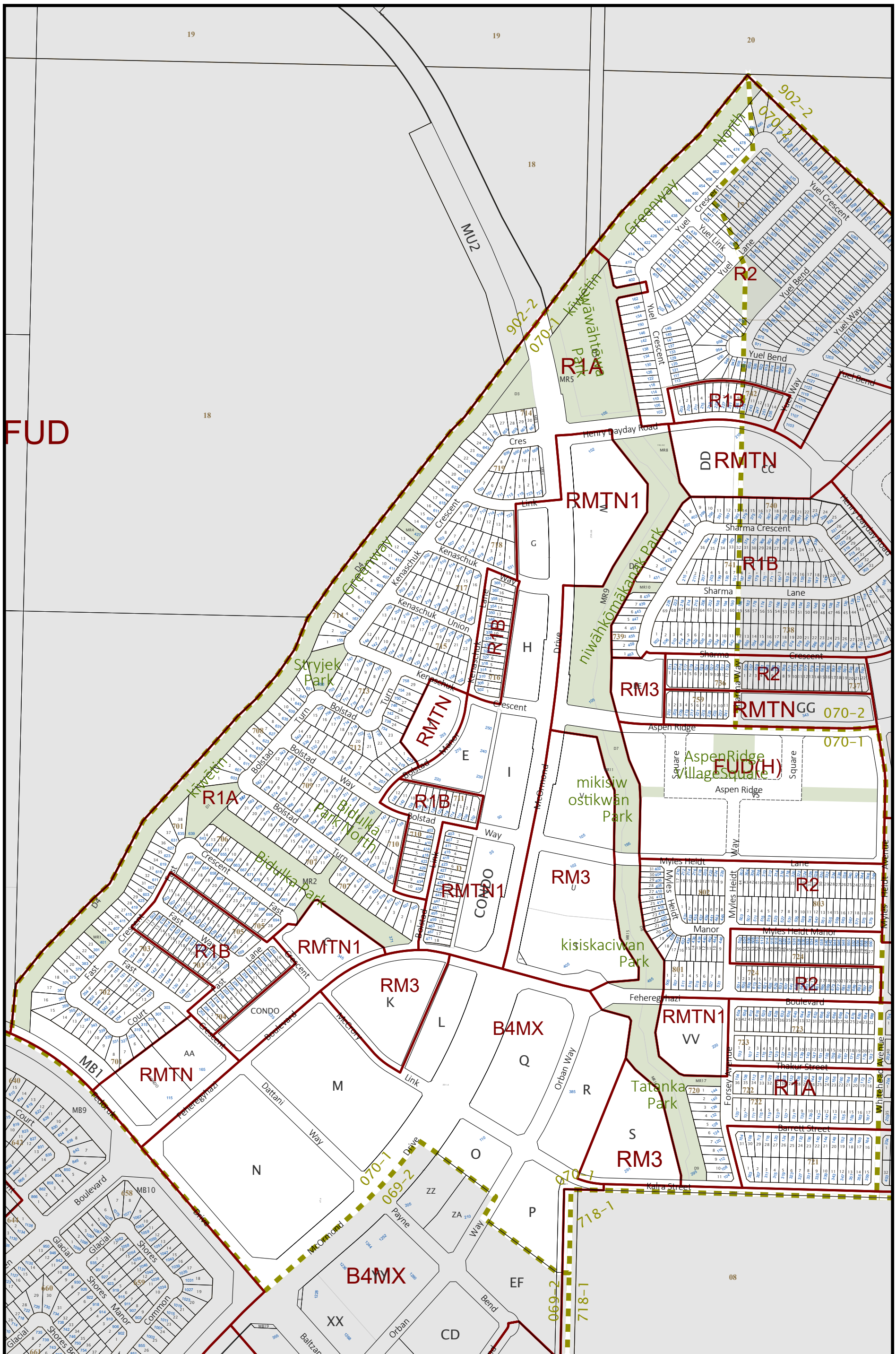



# Address Map of Aspen Ridge

City of Saskatoon

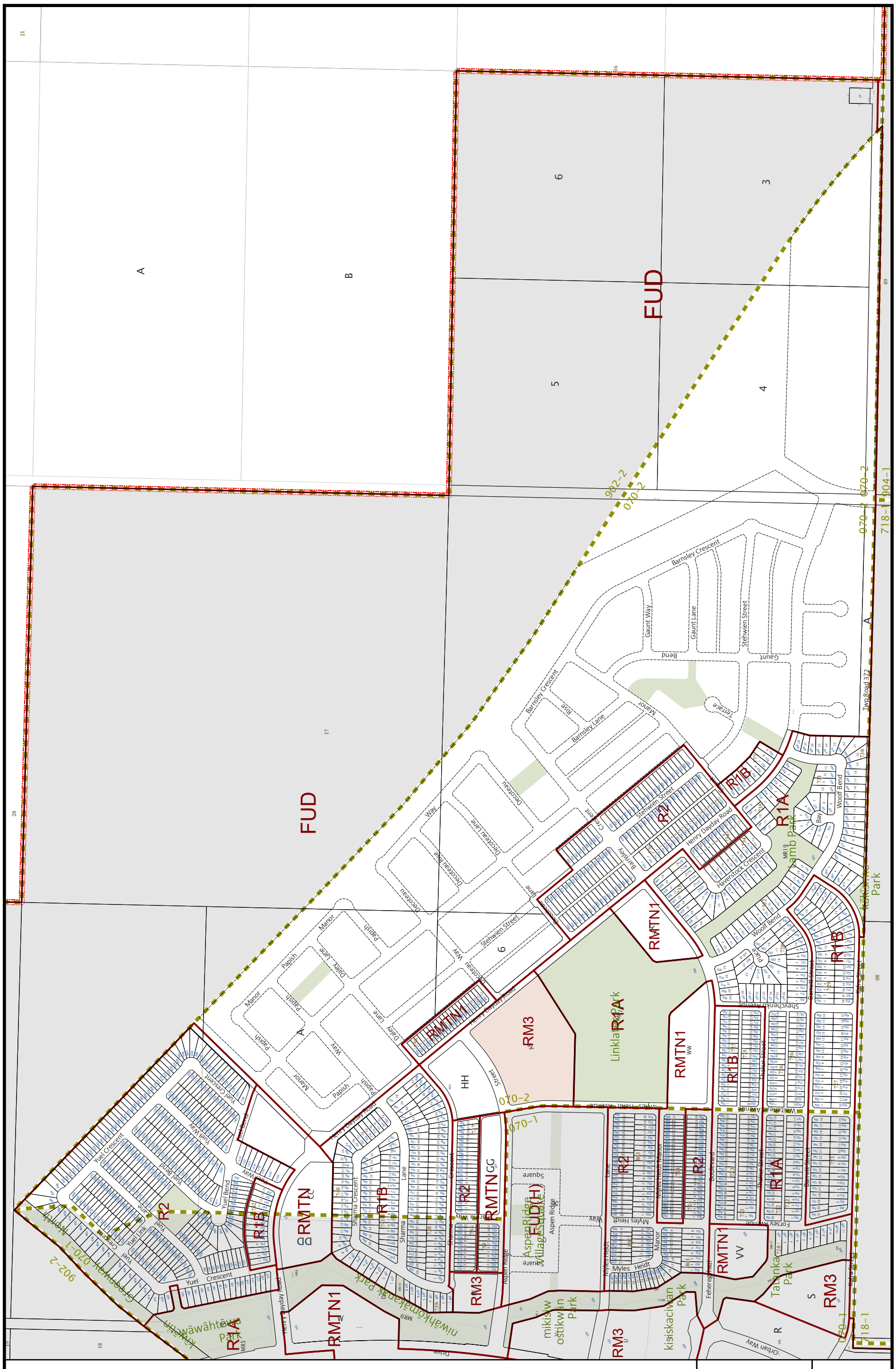
Note: The information contained on this map is for reference only and not to be used for legal purpose

Zoning Designation
ISC Lots
ISC Blocks

Scale 1: 5200

070-1

2/5/2026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FUD
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070-2
718-1
904-1
Barnsley Crescent
Gaunt Way
Gaunt Lane
Stehwien Street
Gaunt Bend
Gaunt Terrace
Twp Road 372
Barnsley Crescent
Barnsley Lane
Manor Rise
Decoteau
Decoteau Way
Decoteau Lane
Decoteau Rise
Decoteau Crescent
Stehwien Street
Henry Dayday Road
Barnsley Lane
Haverstock Crescent
Woolf Bend
Woolf Bend
Bay
Place
Sheychenko Avenue
Kamb Park
Kaskitew Park
R1A
R1B
R2
RMTN1
RM3
Linklater Park
Papish Manor
Papish Way
Daley Lane
Papish Way
Manor
Yuel Crescent
Yuel Way
Yuel Bend
Yuel Link
Yuel Crescent
Yuel Lane
Yuel Way
Sharma Crescent
Sharma Lane
Sharma Way
Aspen Ridge Square
Aspen Ridge Way
Aspen Ridge Village Estates
Myles Heldt Manor
Myles Heldt Way
Myles Heldt Lane
Myles Heldt Boulevard
Feheregyhazi Street
Forsey Avenue
Barnett Street
Katra Street
Orban Way
Greenway
Kimotan Park
Niwahkomakanak Park
mikisiw ostikwan Park
kisiskaciwan Park
Tatonka Park
HH
GG
CC
DD
VV
S
R
W
U
MR5
MR7
MR9
MR13
MR15
MR17
MR19
MR21
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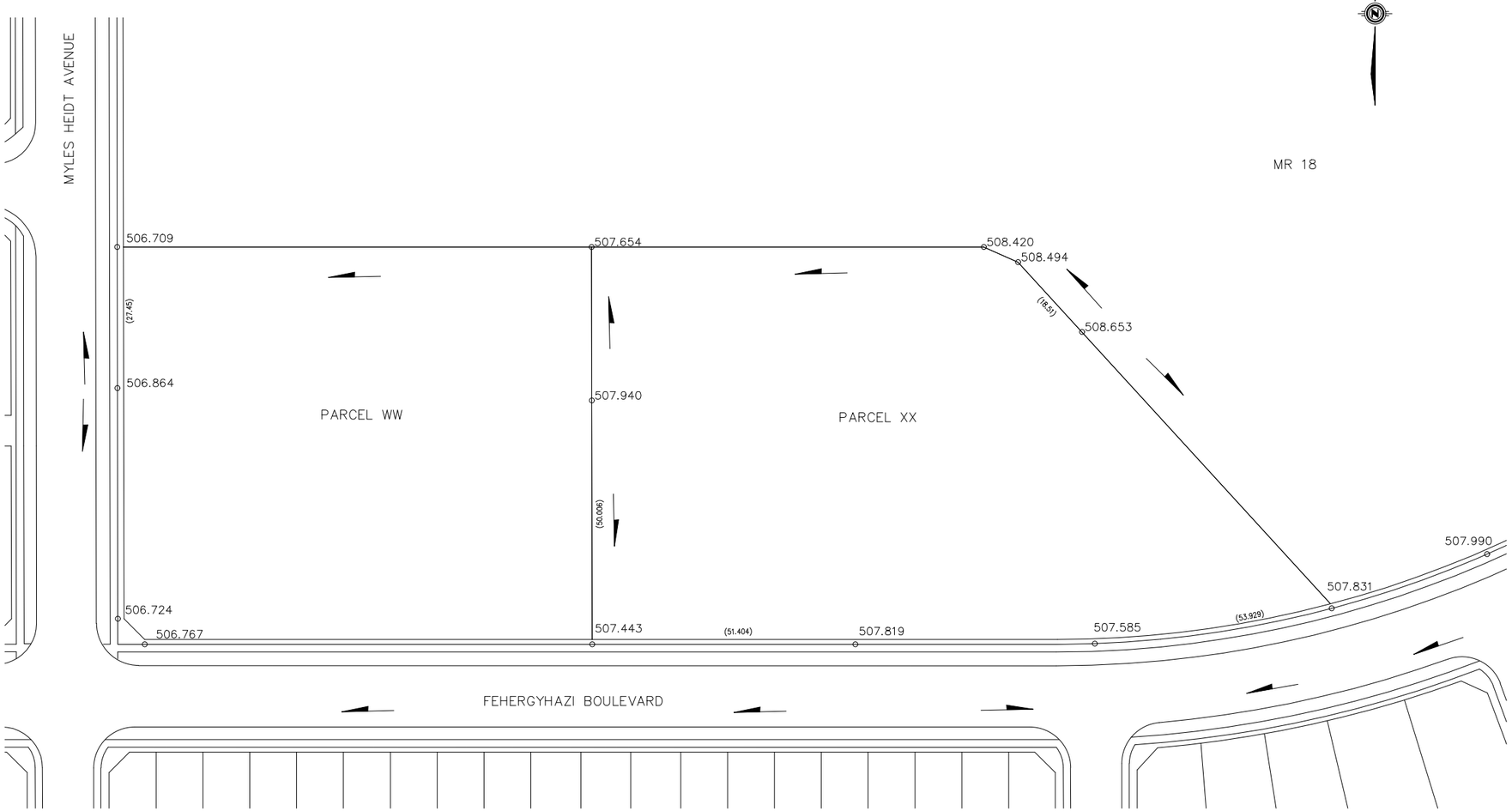
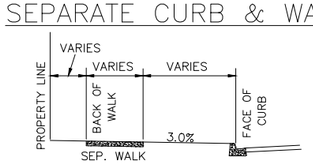
MR89
MR91



KEY PLAN

## SEPARATE CURB & WALK




## CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (8) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

**CONST.**

PROJECT NO. 502-0087-309r001_CWL

| | | | |
|---|---|---|---|
| 1 | ISSUED FOR CONSTRUCTION | 2024-FEB-16 | AR |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

ENGINEERING LICENSEE
R. W. THOMAS
MEMBER 38527
2024-03-19
YR. MN. DAY
SASKATCHEWAN
SEAL

| CHECKED BY: | CHECKED BY: |
|---|---|
| SIGNATURE | SIGNATURE |
| NAME | NAME |
| DATE | DATE |

DRAWN BY AR DATE 2024-FEB-16 DWG STDS CHECKED BY JVS DATE 2024-MAR-15

City of Saskatoon
Transportation and Construction Division

ASPEN RIDGE

LOT GRADES

FEHERGYHAZI BOULEVARD

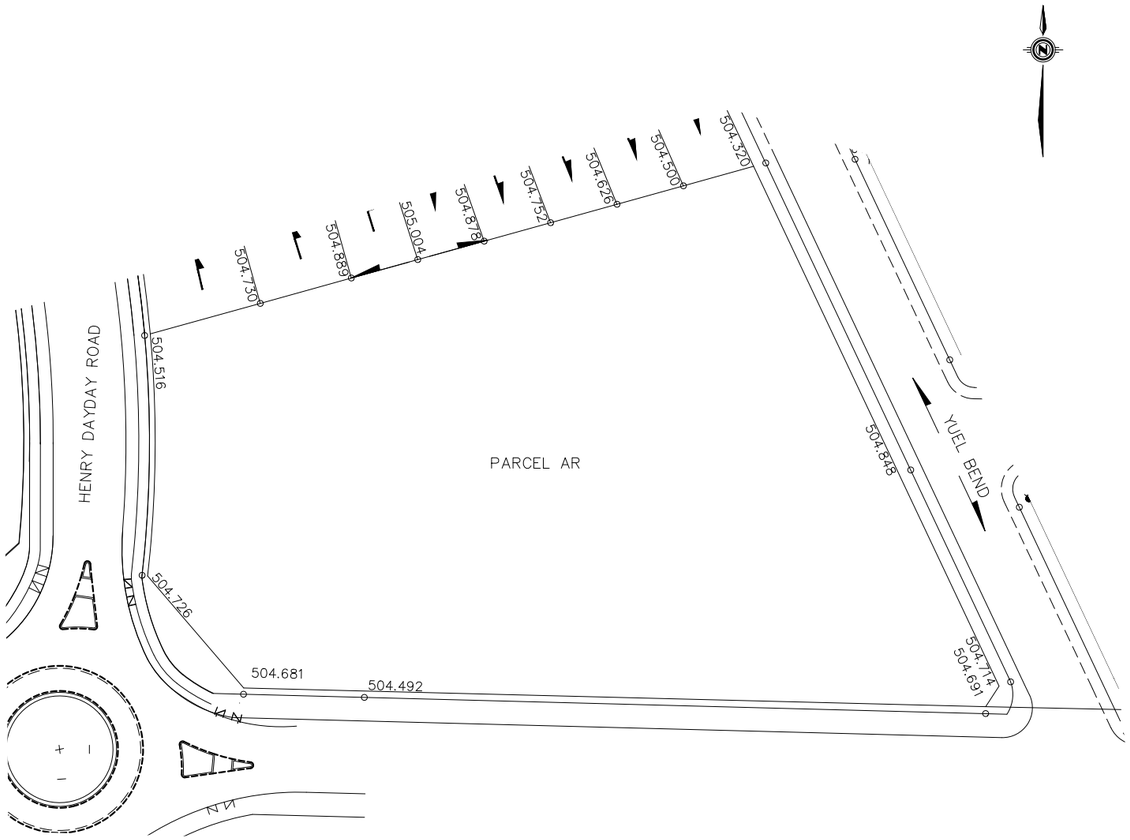
MYLES HEIDT AVENUE TO HENRY DAYDAY ROAD

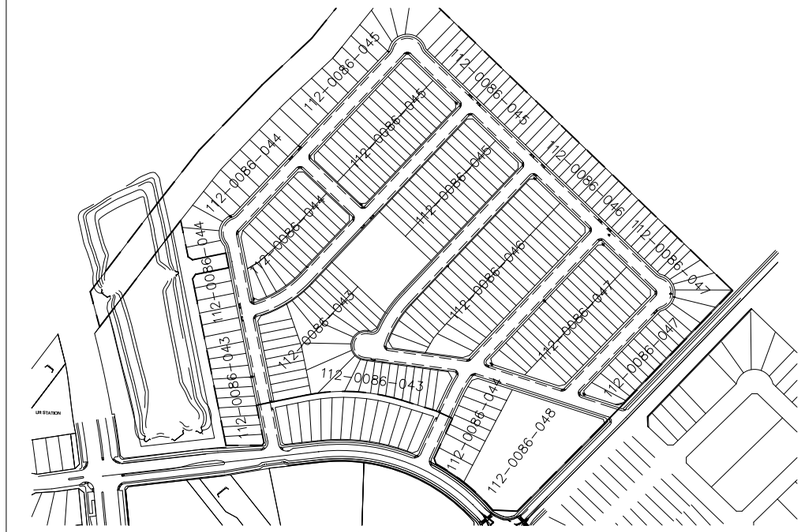
ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT.

DATE

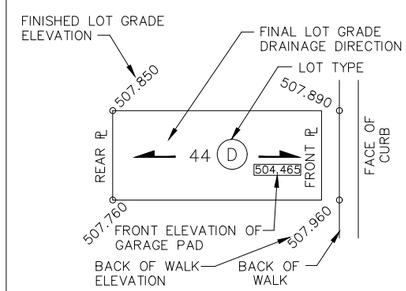
SHEET NO. PLAN NO. 112-0087-037r001




KEY PLAN

## LOT DRAINAGE LEGEND



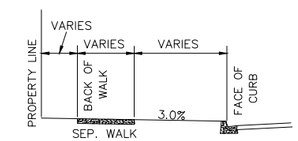

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

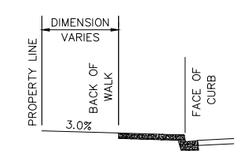
## LOT DRAINAGE DETAILS

LOT TYPE 'D' – SEE DRAWING 102–0022–017
LOT TYPE 'E' – SEE DRAWING 102–0022–019

## SEPARATE CURB & WALK




## COMBINED CURB & WALK




## CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (8) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

**CONST.**

PROJECT NO. 502-0087-311r001_CWL

| | | | |
|---|---|---|---|
| 1 | ISSUED FOR CONSTRUCTION | 2025–JUN–05 | RJP |
| | PLAN DESCRIPTION/REVISION | DATE | BY |

SEAL

| CHECKED BY: | CHECKED BY: |
|---|---|
| SIGNATURE | SIGNATURE |
| NAME | NAME |
| DATE | DATE |

DRAWN BY RJP DATE 2025–JUN–05 DWG STDS CHECKED BY XXX DATE 20YY–MON–DD

City of Saskatoon
Transportation and Construction Division

ASPEN RIDGE LOT GRADES – PHASE D2

LOT GRADES

HENRY DAYDAY ROAD & YUEL BEND

ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT.

DATE

SHEET NO. 1 OF 1

PLAN NO. 112–0087–048r001